



4 Westbourne Grove, Scarborough, YO11 2DJ
Price Guide £375,000

CPH
ESTATE AGENTS AND
CHARTERED SURVEYORS



- A FANTASTIC INVESTMENT OPPORTUNITY
- A BLOCK OF FOUR APARTMENTS
- GENERATING APPROX £27,000 PER ANNUM
- POPULAR CENTRAL LOCATION

CALLING INVESTORS. A GREAT OPPORTUNITY to acquire this BLOCK of FOUR APARTMENTS which is currently generating approximately £30,000 per annum. The block of apartments occupy a CENTRAL LOCATION within SCARBOROUGH and comprise of 4 X SPACIOUS ONE BEDROOM APARTMENTS with REAR GARDEN. The apartments are located within this substantial characterful semi-detached property with many period features remain within the property including decorative coving, stained glass windows, feature fireplaced and much more.

The property is well located in the area of Westbourne Grove, just off Ramshill and offers excellent access to a wide range of amenities and attractions including The Esplanade and Cliff Lift down to the Spa and conference centre, Italian gardens, Ramshill shopping parade and supermarket. Further afar lies Scarborough's Town Centre, the train station and Scarborough's South Bay and the beach.



Energy Performance Certificates:

Flat 1 (Garden Flat) : D

Flat 2: (Ground Floor) : D

Flat 3: (First Floor) : C

Flat 4 (Second Floor) : D

To arrange a viewing, please contact CPH today on 01723 352235 or visit our website www.cphproperty.co.uk.



ACCOMMODATION:

GROUND FLOOR FLAT

Lounge

14'9" max x 12'9" max

Kitchen

13'9" x 7'6"

Inner Hallway

Study

8'6" x 6'6"

Bedroom

18'8" max into bay x 14'5" max

Shower Room

11'5" max x 5'2" max

Utility Room

5'10" x 4'11" max

FIRST FLOOR FLAT

Lounge

19'0" max into bay x 14'9" max

Inner Hallway

Bedroom

18'4" max into bay x 9'2" max

Bathroom

6'2" x 5'10"

Separate WC

4'7" x 2'7"

Bedroom Two

11'1" max x 10'9" max

Porch
13'9" x 4'3"

SECOND FLOOR FLAT

Entrance Hallway

Lounge/Diner

19'4" max x 15'5" max

Utility Room

5'10" x 5'2"

Bathroom

6'6" x 5'2"

Kitchen

9'6" x 6'6"

Bedroom

21'7" max x 14'1" max

THIRD FLOOR FLAT

Hallway

Lounge

13'9" max x 13'5"

Kitchen

14'1" x 7'6"

Bedroom

15'5" max x 15'5"

Bathroom

6'10" x 4'11" max

Details Prepared

TLPF/060323

Interested? Get in touch:

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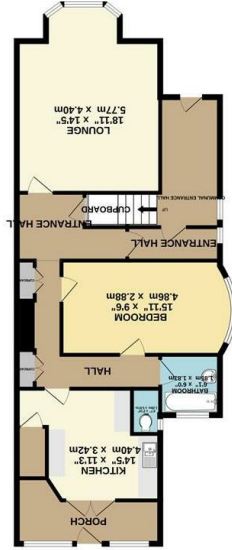
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NOTE: These particulars are intended only as a guide to prospective Purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way for any purpose whatsoever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the Agents nor the Vendors are to be or become under any liability or claim in respect of their contents. Any prospective Purchaser must satisfy himself by inspection or otherwise as to the correctness of the particulars contained. C132



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	68
Potential	77

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
	(1-20) G
Current	
Potential	



While every attempt has been made to ensure the accuracy of the contained measurements of doors, windows, rooms and any other items the approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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